

23-357-CD - Appendix B – Public Submissions

Cyndi Diskic

Cambridge, ON

20 Oct, 2023

Re: 475 Allendale Road Zoning By-Law Amendment R14/23

To whom it may concern,

The purpose of my letter is to bring forth my objection to the change in By-Law that will allow trucks to access the subject property using Allendale road.

As long time residents of Allendale Road, we *have* studied the proposals from the early days and were told that access to 475 Allendale Road would be via Fountain Street . I am asking you to refrain from granting an exception and keep the truck traffic confined to Fountain Street for the safety of the local children and to cut down on noise and air pollution that will affect those on our street.

Sincerely

Cyndi Diskic

Gregg Gray & Pamela Lovell
Cambridge, Ontario

Re: 475 Allendale Road Bv.-Law Amendment R14/23

Dear Sir/Madam,

We are the homeowners and residents of _____ which is approximately middle of the residential houses along the road opposite the mammoth industrial building currently under construction at 475 Allendale.

We write this letter to strongly oppose any Zoning By-Lay Amendment, including changes to Site-Specific Exemption 4.1.275, which would allow vehicular access to Allendale Road.

The original plans for this development go back well over 10 years, and have always included the restriction of no vehicular access onto Allendale. Originally it was planned as five smaller units with an entry/exit on a newly built street that came off Fountain St. We now have one gigantic building (three football fields in length) from one edge of the property to the other, not the prettiest of views for any of the existing households on Allendale. The addition of a vehicular entry/exit off of Allendale will obviously increase traffic and noise, which I assume is the general reason why it was denied in all the original plans.

Road traffic on Allendale has already increased dramatically since the redevelopment of the street a couple years ago. This traffic is mostly people avoiding Maple Grove Road and using Allendale and Riverbank Drive to get to/from King Street and the city of Kitchener. When the Industrial unit is complete and functioning with vehicles going in and out throughout days/nights, how could this not increase the volume of traffic on our street?

Also in the original plans was the construction of a continuous 3 meter high landscape berm due to concerns of noise, supported by engineer reports provided to the city in 2006 as part of the approval phase. A previous document provided to residents/homeowner on Allendale says;

"Regional Staff have consulted with City staff on the requirement for a noise attenuation barrier along Allendale Road to mitigate noise levels from the proposed future industrial uses residential properties on Allendale Road. Both, City and Regional staff agree that, a 3 meter high landscaped noise berm along Allendale Road that is continuous across the proposed Lots 1 to 4 may adequately mitigate noise levels from future industrial uses that are unknown at this time."

Clearly if there are entry/exits off Allendale Road, the berm will not be *continuous* and therefore noise will be an issue. We hoped the 3 meter berm for Allendale was 20 meters high as it is on the south side of Toyota's property and the residential houses on the opposite side of Cherry Blossom Road.

At this time we're asking the city to follow through on their plans to protect the interests of the residents of Allendale Road. There was no need for entry/exits off Allendale for when the land owners and/or their representatives of 475 Allendale got their initial approved site plan, or prior to commencing construction. Therefore, there should be no need now as construction nears completion.

Please contact us if you have any questions.

Regards,

Gregg Gray & Pamela Lovell

John Usjak
Cambridge, ON

19 October 2023

Re: 475 Allendale Road Zoning By-Law Amendment-R14/23

Dear Sir/Madam,

I am writing to express my strong objection to the granting of an exception that permits vehicular access to Allendale Road.

From the planning stages of the 475 Allendale Road project, the local residents have been led to believe that all truck access to the property would be from an entrance on Fountain Street. I believe it is in the best interest of the small community of people living on Allendale Road for this plan to remain in place.

The increased truck traffic will certainly negatively affect our residents through increased noise and air pollution. Diesel trucks not only emit diesel particulate matter, but also release brake dust and pulverized tire rubber which studies have shown negatively affects the lung health of those living near truck routes, particularly children. I also believe, after watching months of dump trucks speeding past our houses on the way to sites further down the street, that road safety will be jeopardized with increased truck traffic, especially when the school busses are loading/unloading.

We the local residents have already spent years dealing with excess noise and dust from the widening of the road and subsequent building of the industrial complexes. We have had the misfortune of pushing stuck cars out of the mud, having access to our driveways curtailed, and dealing with electricity disruptions. I ask you to please consider the interests of our group of homeowners and keep all truck traffic to and from 475 Allendale Road on Fountain Street as originally planned.

Thank you for your consideration

John Usjak

From: Sylvia Rafalski-Misch
Sent: Monday, December 4, 2023 3:02 PM
To: Sean Bender
Subject:
Attachments: [475 Allendale Rd.jpg](#); [View from front window.jpg](#)
Categories:

From: Nino Orasanin
Sent: Monday, December 4, 2023 2:31 PM
To: Sylvia Rafalski-Misch <rafalskimiss@cambridge.ca>
Subject:

Hi Sylvia,

I live at . I am writing regarding the development at 475 Allendale Road. My neighbors and I are alarmed at recent discussions regarding vehicle access from Allendale to this site. Last night, someone from the GSP Group left a letter at the house in response to concerns from the neighboring homes. We were told there would be no access from Allendale Road. There is too much to unpack in an email and I was hoping to discuss this matter with you in person.

I am also wondering why the developers renderings (installed spring 2023) on the Corner of Fountain and Allendale show road access from Allendale if we are only discussing this now. I would say that was rather presumptuous on their part unless they knew something we don't know. Our property values have been devastated by this development and at some point, the City has to do the right thing and protect the home owners. Any talk of mini berms that protect us is an insult. If anything, the berm protects the warehouse from road noise not the other way around. The swarm of cars that we will be at the proposed entrances on Allendale are on our side of the berm. Toyota and Loblaws have berms that protect neighboring homes. From our properties, we see the bottom of the door sills at the warehouse. As per Mr. Settino from Dream, the berm is not a consistent 3m and as low as 1.8m in some areas. Any talk from GSP Group or the City of 3m berms should be corrected.

I know you are busy, we all are, but I would appreciate the opportunity to discuss this in more detail. Our property values have been devastated; we have paid too high a price and we have earned the right to not just be heard but protected from further depreciation.

Attached are the developers' renderings and a view from my front window showing the bottom of the entry doors beyond the so-called berm that protects us.

I look forward to hearing from you.

Nino Orasanin

Rendering provided in email is shown below. Image from front yard not included for privacy reasons.

